

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241281
Date 07/10/2024

FILED AT THE REQUEST OF:
AFTER RECORDING MAIL TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

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STATUTORY WARRANTY DEED

THE GRANTOR, **606 Kittitas LLC, a Washington Limited Liability Company**, for and in consideration of Ten Dollars (\$10.00) in hand paid, conveys and warrants to **Randall Kellar**, the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 24, 25, 26, 27, 28, 29, 30 AND 31 SAUK RIVER ESTATES SUBDIVISION NO. 2, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGES 23 AND 24, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal Description: LTS 24, 25, 26, 27, 28, 29, 30 & 31, SAUK RIVER ESTATES, SUBDIV NO. 2 Tax Account No.: P68963 / 3995-000-031-0004 and P68962 / 3995-000-028-0009

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Assessor's Parcel Number: **P68963, P68962**

More commonly known as: **54238 Park Lane, Concrete, Washington 98237 and Parcel# P68962**

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.

Dated this 3 day of July, 2024

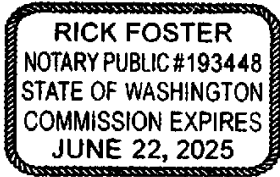
Randall Kellar
Randall Kellar, on behalf of 606 Kittitas LLC
As its Manager, Grantor

Acknowledgement

State of Washington)
County of Snohomish)ss.
)

On July 3, 2024, before me, Rick Foster, a Notary Public, personally appeared, Randall Kellar, on behalf of 606 Kittitas LLC, as its Manager, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
Notary Public